



County of San Diego

MARK WARDLAW
DIRECTOR

PLANNING & DEVELOPMENT SERVICES
5510 OVERLAND AVENUE, SUITE 310, SAN DIEGO, CA 92123
www.sdcountry.ca.gov/pds

September 14, 2017

PERMITEE: PILOT TRAVEL CENTER
SITE PLAN MINOR DEVIATION: LNG ABATEMENT AND CONTROL SITE PLAN MINOR DEVIATION,
PDS2017-STP-05-021W²M⁵
PROPERTY: 1497 PIPER RANCH ROAD, EAST OTAY MESA SPECIFIC PLAN AREA
APN: 646-240-73

DECISION OF THE DIRECTOR

A plot plan dated August 14, 2017 was submitted by Pilot Travel Centers LLC, Inc. for a "Minor Deviation" from plot plan approved in connection with Site Plan Permit PDS2012-3501-05-021W² for the Pilot Travel Center facility. The applicant's request is to install two directional signs at 7 feet tall. The property is located at 1497 Piper Ranch Road in the East Otay Specific Plan area in the S88 (Specific Plan Area) Land Use Regulation, within unincorporated San Diego County.

Cumulative Change

Project #	Approved Square Footage	Description	Percentage Change
PDS2012-STP-05-021W ²	2,880 square feet	Addition of an above ground natural gas fueling station (LNG) to the 24,934 square feet of existing improvements.	New Baseline total of 27,814 square feet
PDS2012-STP-05-021 W ² M ¹	450 square feet	Addition of an underground storage fuel tank (UST). New total of 28,264 square feet.	0.5%
PDS2012-STP-05-021W ² M ²	2,431 square feet	Reduce the size of the previously approved LNG station. New total of 27,815 square feet.	1.0%

PDS2014-STP-14-021W ² M ³	80 square feet	Addition of a 20,000 gallon above ground storage tank (AST) located under an existing fuel station canopy with an 80 square foot storage shed.	0.25%
PDS2014-STP-021W ² M ⁴	36 square feet	Addition of a LNG vent abatement and control system (LVAC) for the existing LNG facility approved under W ² . New total of 27,851 square feet.	0.1%
PDS2017-STP-05-021W ² M ⁵	8 square feet	Addition of directional signage at driveway to truck only fueling station.	0.1%
Net Change			1.95%

*This project has brought the net change to 1.95%. Any future changes may not exceed 8.05% in order to qualify for a Minor Deviation. Any change beyond a cumulative 10% requires a Modification.

In accordance with Section 7609 of The Zoning Ordinance, the Director of Planning & Development Services hereby finds that the proposed Minor Deviation does not constitute a substantial change in the Major Use/Site Plan Permit and that said Deviation will not adversely affect adjacent property or adjacent property owners, and approves said Minor Deviation as per revised plot plan.

This approval for a Minor Deviation is limited to the applicant's request as detailed in the first paragraph above. Changes or omissions not specified in this form of decision, but are reflected in the attached plot plan have not been authorized.

The issuance of this permit by the County of San Diego does not authorize the applicant for said permit to violate any Federal, State or County laws, ordinances, regulations or policies including, but not limited to the Federal Endangered Species Act of 1973 and any amendments thereto (16 U.S.C. Section 1531 et seq.).

PLANNING & DEVELOPMENT SERVICES
MARK WARDLAW, DIRECTOR

BY:



Don Chase, Planning Manager
Project Planning

email cc:

Tabina Tonekaboni, Project Manager, PDS
Don Chase, Planning Manager, PDS